



Property Type : Commercial/Residential   Floor/Block/Tower   Unit No.

Payment Plan : Down Payment  Const. Linked  Time Linked

Down Payment Rebate :  %

Approximate Area :         Sq. Ft./Sq. Yds./Sq. Mtr.

Basic Rate (Rs.) :         Per Sq. Ft./Sq. Yds./Sq. Mtr.

Basic Price (Rs.) :

Car Parking Space : Open  Covered  No. of Parking

Car Parking Charges (Rs.) :

Preferential Location :

Preferential Location Charges (Rs.) :

Other Charges : As per price list attached

Amount paid at the time of booking :

Direct  through Agent

Name of Agent :

Address :

### **TERMS & CONDITIONS FOR ALLOTMENT**

1. The intending allottee has fully satisfied himself/herself about the title/development rights of the Company in the project land on which the flat/shop/villa/plot (hereinafter referred to as 'unit') will be constructed/developed and has understood all limitations and obligations of the Company in respect thereof. There will be no more investigation or objection by the intending allottee in this respect.
2. The drawings/plans displayed in the office of the Company showing the proposed Project (hereinafter referred to as 'the Project') are provisional and tentative. The Company can carry out such additions, alterations and deletions in the layout plan, building plans, floor plans as the Company may consider necessary or as directed by any competent authority while sanctioning the building plans or at any time without any objection by the intending allottee.
3. The intending allottee for a built-up unit shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the Company.
4. The External Development Charges, Infrastructure Development Charges or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by intending allottee as and when demanded by the Company or as per the Price List/Payment Plan given.
5. The amount paid to the extent of 15% of the basic sale price of the unit shall constitute the earnest money which shall stand forfeited in case of delay in payment and/or breach of any of the terms and conditions of allotment as also in the event of the failure by the intending allottee to sign the Flat Buyer Agreement/Allotment Letter within 30 days of booking.

6. The timely payment of installments shall be of the essence. In case of default the earnest money would be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the Company may, in their sole discretion, condone the delay in payment by charging interest at the rate of 24% per annum on the amounts in default.
7. The intending allottee shall reimburse to the Company and pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be, from the date of allotment, proportionately till the unit is assessed individually.
8. The Company on completion of the construction/development shall issue final call notice to the intending allottee, who shall within 30 days thereof, remit all dues and take possession of the unit. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.
9. The intending allottee shall pay proportionate charges for maintenance and upkeep of common areas and services of the Project to the Company/its nominated agency. This arrangement will be carried out until the services are handed over to a Body Corporate or Society or Association of the Buyers. The Company/Maintenance Agency shall be entitled to withdraw from the maintenance of the Project without assigning any reasons. The intending allottee agrees and consents to this arrangement. The intending allottee shall sign a separate maintenance agreement with the Company/Maintenance Agency; make an interest free security deposit for the timely payment of the maintenance charges and contribution to the Replacement & Sinking Fund as determined by the Company/Maintenance Agency.
10.
  - (a) The conveyance deed shall be executed in favour of the intending allottee on receipt of all payments as due. The intending allottee shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance deed in favour of the intending allottee.
  - (b) Till the conveyance deed is executed the Company shall continue to be the owner of the project land and also the unit agreed to be allotted.
11. The intending allottee shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by registered A/D letter about all subsequent changes, if any, in his/her address.
12. In all communications with the Company the reference of unit booked must be mentioned clearly.
13. The intending allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company. Such approval shall be granted on payment of administrative charges as prescribed by the Company.
14. The intending allottee shall abide by all the laws, rules and regulations applicable to the said unit and/or the project.
15. The intending allottee shall pay the basic sale price and other charges of unit as per the payment plan opted for by him/her out of the options prescribed by the Company. All payments shall be made by cheque/bank draft payable at New Delhi. Outstation cheques shall not be accepted.
16. The allottee shall not use the premises for any activity other than the use specified for.
17. In case there are joint intending allottees, all communications shall be sent by the Company to the intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottees and no separate communication shall be necessary to the other named intending allottee.

- 18. If as a result of any rules or directions of the Government or any Authority or if competent authority delays, withholds, denies the grant of necessary approvals for Project or due to force majeure conditions, the Company, after provisional and/or final allotment is unable to deliver the unit to the intending allottee the Company shall be liable only to refund the amounts received from him/her with interest as mentioned in the Flat Buyer Agreement/Allotment Letter.
- 19. The Company shall be entitled to raise finance/loan from any Financial Institution/Bank by way of mortgage / charge / securitization of receivables and creating charge on the project land. In case of the intending allottees who have taken loan from any Financial Institution/Bank, the conveyance of the unit in favour of the intending allottee shall be executed only upon the Company receiving 'No Objection Certificate' from such Financial Institution/Bank and the conveyance deed shall be handed over to the lending institution if so required by them. However, the charge shall be retrieved before handing over the possession of the unit.
- 20. It is specifically understood by the intending allottee that the Company may incorporate additional terms and conditions in the Flat Buyer Agreement/Allotment Letter over and above the terms and conditions of allotment as set out in this application.

I/We have now signed this application form after giving careful consideration to all facts, terms and conditions and paid the monies thereof. I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of the allotment.

Signature(s) of Applicant(s)

(i).....

(ii).....

Date:  
Place:

**FOR OFFICE USE**

Booking done by :

Direct                       Through Agent

Full Booking Amount Received    Yes                       No.

Name and Signature of Manager who has made entry in the system :

Dated                                      :             

Authorised signatory .....Approved by .....